

Certificate of Notice Page 1 of 3
United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
Heather L. Blankenbiller
Debtor

Case No. 18-10878-ref
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-4

User: SaraR
Form ID: pdf900

Page 1 of 1
Total Noticed: 2

Date Rcvd: May 15, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 17, 2018.

db +Heather L. Blankenbiller, 322 Bertolet Mill Road, Oley, PA 19547-8750
cr +New Life Bible Fellowship Church, 2960 W. Philadelphia Avenue, Oley, PA 19547-8963

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 17, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 15, 2018 at the address(es) listed below:

CHRISTOPHER M GARRELL on behalf of Creditor New Life Bible Fellowship Church
cgarrell@orlandolawoffices.com
FREDERICK L. REIGLE ecfmail@fredreiglechl3.com, ecf_frpa@trusteel3.com
FREDERICK L. REIGLE on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com,
ecf_frpa@trusteel3.com
GEORGE M. LUTZ on behalf of Debtor Heather L. Blankenbiller glutz@hvmlaw.com,
amerkey@hvmlaw.com;r49419@notify.bestcase.com
KEVIN G. MCDONALD on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not in its individual capacity, but as solely as Trustee for MFRA Trust
2014-2 bkgroup@kmlawgroup.com
KEVIN G. MCDONALD on behalf of Creditor E*TRADE BANK bkgroup@kmlawgroup.com
THOMAS YOUNG.HAE SONG on behalf of Creditor Fay Servicing LLC paeb@fedphe.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 8

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA
READING DIVISION**

In Re:

HEATHER L. BLANKENBILLER,

Debtor

Chapter 13 Bankruptcy

Bankruptcy No. 18-10878 REF

**ORDER TO SELL REAL ESTATE FREE AND CLEAR OF ALL LIENS AND
ENCUMBRANCES AND TO PERMIT LIMITED DISTRIBUTION OF CERTAIN SALE
PROCEEDS AT SETTLEMENT**

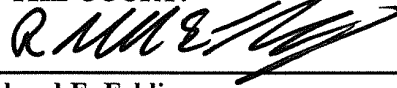
AND NOW, this **15** day of May, 2018, upon consideration of the Debtor's Motion to Sell Real Estate Free and Clear of Liens and Encumbrances and to Permit Distribution of Sale Proceeds ("Motion"), and after notice and opportunity for hearing,

IT IS HEREBY ORDERED that:

1. The Debtor has satisfied this Court that the proposed sale is to a good faith purchaser for a fair and reasonable consideration that is in the best interests of the bankruptcy estate and that the Debtor is therefore authorized to sell, free and clear of all liens and encumbrances, the real property owned by the Debtor located at Bertolet Mill Road, Oley Township, Berks County, PA, and which is identified in the records of Berks County as Tax Parcel No. 67535800592624, to New Life Bible Fellowship Church for the sum of \$20,000.00.
2. The aforesaid sale will be conducted in accordance with the Agreement of Sale that has been filed with the Court subsequent to the filing of the Motion, and which has been reviewed by the Court and has been deemed by the Court to differ in no material respect from the Agreement of Sale attached as Exhibit A to the Motion.
3. The distributions proposed in the Motion are approved.

4. The Debtor shall submit a copy of the HUD-1 Settlement Statement to the Chapter 13 Trustee within 10 days of the date of settlement on the Premises.

BY THE COURT:



Richard E. Fehling
Chief United States Bankruptcy Judge

George M. Lutz, Esquire
845 North Park Road
Wyomissing, PA 19610

Office of the U.S. Trustee
833 Chestnut Street
Suite 500
Philadelphia, PA 19107

Frederick L. Reigle, Esquire
Chapter 13 Trustee
2901 St. Lawrence Avenue
P.O. Box 4010
Reading, PA 19606

See attached list of interested parties